

For Sale 15,789 +/- SF Medical Office Space



150 N. Roadrunner Pkwy

Las Cruces, New Mexico 88011

Property Highlights

- Property is currently set up as a medical office which would be the best use
- Less than a 1/2 mile from Mountain View Medical Campus and 2.9 miles from Memorial Medical Campus
- Construction Structural steel & stucco
- Ample parking for medical
- Traffic count: 7,583 VPD

Offering Summary

Sale Price:	\$4,250,000			
Building Size:	15,789 +/- SF			
Lot Size:	2.23 +/- AC			
Cap Rate:	7.55%			

Demographics	1 Mile	10 Miles	30 Miles
Population:	5,733	141,370	212,084
Total Households:	3,050	60,871	85,944
Avg HH Income:	\$59,644	\$57,505	\$54,670

For More Information

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Value

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150 Roadrunner-Bone & Joint								
	Modified Gross							
	Building	Sq. Ft.	Rent sq.ft.	Annually	Lease End Date			
MMC-LifePoint-Appolo	150 Roadrunner	15906	\$24.02	\$382,062.12	November 30th 2024			
Gross Possible Income				\$382,062.12	* landlord & tenant are currently working to			
Gross Operating Income				\$382,062.12	extend this lease for ar additional 5 year term			
Expenses								
Property Taxes			\$1.69	\$26,866.96				
Building Insurance			\$0.45	\$7,157.70				
Management fee 3%			\$0.72	\$11,461.86				
Landscapping estimate			\$0.38	\$6,000.00				
Maintenance			\$0.35	\$5,567.10				
Reserve for capital replacements -								
\$.25 per sq. ft.			\$0.25	\$3,976.50				
Total Expenses per sq. ft.			\$3.84					
Total Expenses				\$61,030.12				
Net Operating Income				\$321,032.00				

Cap Rate 7.55%

4,250,000.00

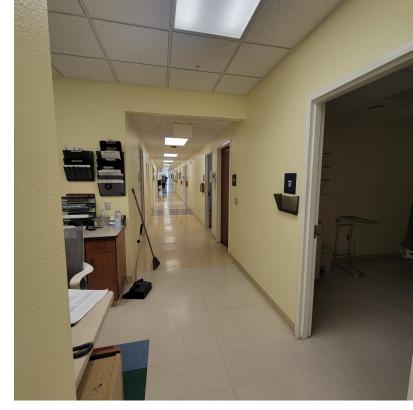


For Sale 15,789 +/- SF Interior Photos



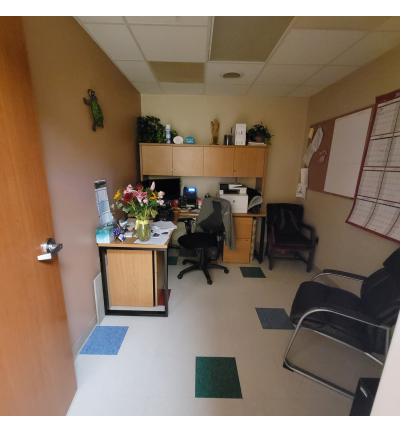








For Sale 15,789 +/- SF Interior Photos











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